

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

Date: November 25, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Indicate the width of the Federal Highway half section from centerline to property line clearly on the site plan. From scaling the width on survey it appears that a ten (10) foot right of way dedication is required. The Broward County Trafficways Plan requires a one hundred twenty (120) foot width for this segment of Federal Highway (sixty of which shall be on the east side of the centerline). The owner shall proceed to dedicate an additional ten (10) feet directly to the Florida Department of Transportation in the event only fifty feet exists east of centerline (Contact Eric Thorn @ 954-777-4232 for direction).
4. Please indicate how the applicant will address the five (5) space parking deficiency?
5. Please revise the note on page 5 of the engineer's plans that indicates Fort Lauderdale will provide "Reuse" water. Fort Lauderdale does not currently utilize wastewater effluent water for irrigation.

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6. IT appears that a sign is proposed (shown on sheet 5 of engineer's plans) within a required clear sight triangle. City Code Section 47-20 requires a 10 x 10 clear triangle at the intersection of all driveways with streets, measured along the edge of driveway and the street right-of-way line.
7. Provide an additional stop sign and bar four (4) feet within the owner's property at the connection with Federal Highway, or indicate if there is one already existing, on sheet 5 of 10, engineer's plan.
8. Owner is advise to inform all contractors that any modification of City facilities including but not limited to water, sewer, drainage, lighting, curb and gutter or sidewalk requires a separate engineering permit issuance prior to working.
9. Please indicate size of laterals to be extended from the City's sanitary sewer system, sheet 6 of 10 of engineer's plans.
10. The engineer shall ensure all details utilized for water and sewer system conform to City's standard details, available on line.
11. Ocala ordinances are referred to on sheet 10 (planting plan). These references should be deleted.
12. Landscape Architect shall carefully review electrical and street lighting heights in conjunction with proposed mature tree heights and eliminate potential conflicts (Confirm with City's Landscaping Reviewer).

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

Date: November 25, 2003

Comments:

1. Flow test required.
2. Show hydrant location.

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Division: Info. Systems

Member: Gary Gray
954-828-5762

Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

Date: November 25, 2003

Comments:

1. The Landscape Plan needs to denote all trees specifically as to species and size.
2. Remove the references to "Ocala Code of Ordinances."
3. Intradistrict corridor requirements not met.
4. Make sure there is no conflict between existing trees to remain and proposed trees. Shade trees are required to be 30' from other shade trees and 22.5' from non-shade trees, by Code. Depending on the size of the existing tree, these distances may increase.
5. Indicate requirements for irrigation, including the requirement for a "rain sensor".
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All tree installation to be in accordance with F.P.L. guidelines.
7. Verify that residential bufferyard requirements are met.
8. Provide standard calculation list (available upon request) to verify that all Code requirements are met.
9. A peninsula tree island with a minimum width of 8' (landscape area) is required where more than 2 spaces in a row terminates in an aisle or driveway. Also, an island is required for every 10 spaces (with exceptions).
10. Note that the required 3" cal. shade trees for the vehicular use area need to be evenly divided between interior and perimeter areas. Also, 3" cal. trees need a planting area with at least a 15' min. width. (Other trees need 8')

Recommendations:

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

Date: November 25, 2003

Site Plan Review/6,854 S.F. Restaurant/B-1
Location: 6500 N. Federal Hwy.

Comments:

1. Development is subject to Sec. 47-23.9. Interdistrict corridor requirements. A twenty (20) foot yard shall be required. No parking shall be permitted within the required yard.
2. Site data states 152 parking spaces are required with only 147 provided. Reduce size of restaurant or discuss applying for a parking reduction (separate application and fee required) as well as DRC and Planning and Zoning Board review subject to City commission call up. Project must meet criteria for reduction. (Sec. 47-20.3)
3. Provide copies of cross access agreements/easements with adjacent properties.
4. Provide a point-by-point narrative of how development meets Sec. 47-25.2 (Adequacy Requirements).
5. Label elevations, north, south, east, and west.
6. This development abuts residential property therefore is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements as follows:
 - a) Lighting: Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Lighting fixtures shall be shielded, angled or both so that direct or indirect light shall not cause glare on abutting residential property. Photometric plan must indicate footcandle readings on abutting residential property.
Indicate any lighting/wall packs on east elevation. They must be shaded.
 - b) Control of Appearance: Architectural Features: The façade facing the residential property shall be constructed to compliment a residential

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structure and shall include architectural features as outlined in Sec. 47-25.3.2.

- c) Loading Facilities: Loading and service facilities shall be screened so as not to be visible from abutting residential.
- d) Screening of Rooftop and Mechanical Equipment: Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.
- e) Bufferyard Requirements: A ten (10) foot landscaped strip shall be required to be located along property lines adjacent to residential. Such strip shall include trees, shrubs and ground cover as provided in Sec. 47-21. No parking shall be located within twelve (12) feet of property line next to residential.
- f) A wall a minimum of six (6) feet in height which incorporates decorative features on the residential side shall be provided along the length of property abutting residential. Provide a detailed elevation of wall.

Provide a point-by-point narrative on how the above requirements have been met.

- 7. Provide a table indicating required and proposed setbacks on the site plan.
- 8. Indicate outline and use of adjacent buildings on site plan.
- 9. Discuss with Landscape representative adjacent sites being brought up to code due to cross access.
- 10. Provide a detailed text narrative of operation including hours, smoke, where exhaust is located, deliveries, drive thru, etc.
- 11. Pursuant to Sec. 47-22.3.E.3.a., all detached freestanding signs shall be landscaped underneath sign. The landscaping shall consist of suitable vegetation and a sufficient irrigation system approved by the department.
- 12. Recommend presenting this project to the neighboring civic associations (Bay Colony Club Condominium and Imperial Point Association).
- 13. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
- 14. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	Rubenstein Florida Prop., LLC/Smokey Bones BBQ	Case #:	120-R-03
Date:	November 25, 2003		

Comments:

1. All glazing should be impact- resistant.
2. The restaurant should be equipped with a perimeter alarm system that includes all doorways, windows and a glass- breaking detection system.
3. The internal alarm system should include a panic alert and a tamper switch for the safe.
4. Exterior rear and side doors should include a peephole that allows a viewing angle of at least 180 degrees.
5. Strict procedures should be put in place regarding the emptying of trash and the receiving of deliveries to assure that no one gains illegal entry into the business.
6. I do believe that the plans indicate that the freezers and coolers can be accessed from within the building. This is imperative for the protection of employees.
7. Parking lot lighting should meet the standards set by the IESNA.
8. Landscaping should not interfere with parking lot illumination.
9. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
10. **Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Rubenstein Florida Prop.,
LLC/Smokey Bones BBQ

Case #: 120-R-03

Date: November 25, 2003

Comments:

1. The proposed restaurant development is subject to the Interdistrict Corridor requirements of section 47-23.9.
2. Parking data indicates a shortage of required parking spaces. The site plan depicts parking spaces in the required twenty (20) foot landscape area along Federal Highway and the interior landscape islands are missing and too small causing an additional parking shortage.
3. Provide copies of the cross-access agreement prior to final DRC review.
4. Provide a narrative outlining how the proposed project complies with sections 47-25.2, 47-25.3 and 47-23.9 point by point.
5. Provide a data table indicating the required and proposed setbacks.
6. All proposed signage shall comply with the requirements of section 47-22.
7. Light fixtures and dumpsters shall comply with the setback requirements for the zoning district in which they are located pursuant to sections 47-19.2.R and 47-19.4.
8. Additional comments may be discussed at the DRC meeting.